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1980/02/07

EPID

STATE PRESS

A/FOO WILL REEVALUATE SPACE REQUIREMENTS AND ADVISE GROSS
AND NET REQUIREMENTS BY CABLE. (NEW) UNQUOTE VANCE

ORIG DIST: SM/EA, FBO, A, CA, SP

B6-6
Gangster

FOLLOWING REPEAT STATE 29851 ACTION BEIJING FEB 2

QUOTE LIMITED OFFICIAL USE STATE #2953

E. O. 12863: W/A

TACS: ARLO AFSP

SUBJECT: OFFICE AND RESIDENTIAL SPACE FOR CONGEN GUANGZHOU

REF: A. BEIJING 8641, B. 78 BEIJING 9307, C. 79 BEIJING 8638, D. 79 STATE 111534 (MAY 2, 1979)

1. THE DEPARTMENT CONCURS WITH THE ASSESSMENT THAT THE FORMER VIETNAMESE CONSULATE COMPOUND ON SHARPER ISLAND AND THE TIAN HE SITE ARE UNACCEPTABLE. GUANGZHOU AND BEIJING AUTHORITIES ARE TO BE INFORMED THAT WE HAVE REJECTED THESE SITES.

2. CONSULATE GENERAL AND EMBASSY EFFORTS SHOULD BE REDIRECTED TO LOCATING AND LEASING, REPEAT LEASING, OFFICE AND RESIDENTIAL SPACE SUITABLE TO THE CONSULATE GENERAL IN GUANGZHOU. THE DEPARTMENT IS NOT IN A POSITION TO AUTHORIZE THE ACQUISITION OF PERMANENT BUILDING SITES AT THIS TIME. EVEN IF THIS WAS NOT THE CASE, THE LEAD TIMES INVOLVED IN SEEKING CONGRESSIONAL AUTHORIZATION, DESIGNING AND CONSTRUCTING CONSULATE FACILITIES WOULD RULE OUT THIS AS A PRACTICAL SOLUTION TO THE OBVIOUS SHORT AND MODERN REQUIREMENTS OF THE CONSULATE GENERAL. CONGEN OFFICERS SHOULD ENDEAVOR TO LEAVE MUNICIPAL AUTHORITIES WITH A CLEAR UNDERSTANDING THAT WE WILL REQUIRE DEVELOPED OFFICE AND RESIDENTIAL FACILITIES, ALTERNATIVES TO THE DUNG FANG HOTEL, FOR THE FORESEEABLE FUTURE.

3. WHILE THE DEPARTMENT WOULD LIKE TO RECEIVE REPORTING ON ANY DESIRABLE UNDEVELOPED SITES THAT MIGHT BE AVAILABLE TO US AND THE BUILDING PLANS OF OTHER CONSULATES, DISCUSSION WITH THE CHINESE OF OUR INTEREST IN SITES WOULD NOW APPEAR TO WORK AGAINST MAKING THE BEST DATE FOR ADEQUATE LEASED CONSULATE FACILITIES. WAFB IS PROCEEDING WITH INTERNAL PLANNING FOR MORE PERMANENT PROPERTIES BUT SEVERAL KEY POLITICAL QUESTIONS MUST BE RESOLVED BEFORE SITES AND FUNDING ARE SOUGHT.)

4. FOR YOUR BACKGROUND, A SPACE PROGRAM SETTING FORTH REQUIREMENTS FOR 16,023 GROSS SQUARE FEET OF CONSULATE OFFICE SPACE WAS FORWARDED BY THE EMBASSY IN JUNE 1977. SUBSEQUENT INFORMAL DISCUSSIONS BETWEEN FBI AND EMBASSY OFFICES CONCLUDED THAT 20,000 GROSS SQUARE FEET WAS MORE APPROPRIATE FIGURE. THIS SPACE REQUIREMENT WAS BASED ON ESTIMATED 1982 STAFFING (CHINESE AND AMERICAN). THIS INFORMAL ESTIMATE UNDOUBTEDLY REQUIRES UNDERLAY, IF THE EMBASSY WILL REESTIMATE AMERICAN AND CHINESE STAFFING.

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